

DOMUS NOVA



Flood Street SW3
£2,500 p/w Long Let



Encased within a tall red-brick townhouse dating to the late 1800's, this considered duplex draws upon its historic exterior through thoughtful design. Ascending from the raised-ground entrance, sun-lit living spaces extend across the first and second floor, up to a roof-terrace offering panoramic views.

The lower level plays host to a considered social hub, where a trio of west-facing sash windows generously infuse natural light. Subtle beige tones create a calming backdrop for a colourful collection of curios and a cast-iron fireplace. Blonde wooden floors stretch through the rear of the room – a cosy enclave to dine enhanced by eclectic artwork, plus a table that extends to seat eight.

The kitchen sits separately, seamlessly blending function with form. White tile backsplashes and a tall window enhance the flow of light, while black marble countertops and warm wooden cabinetry create visual contrast. Modern amenities, including a Neff oven and Liebherr fridge freezer, are complemented by thoughtful design details.









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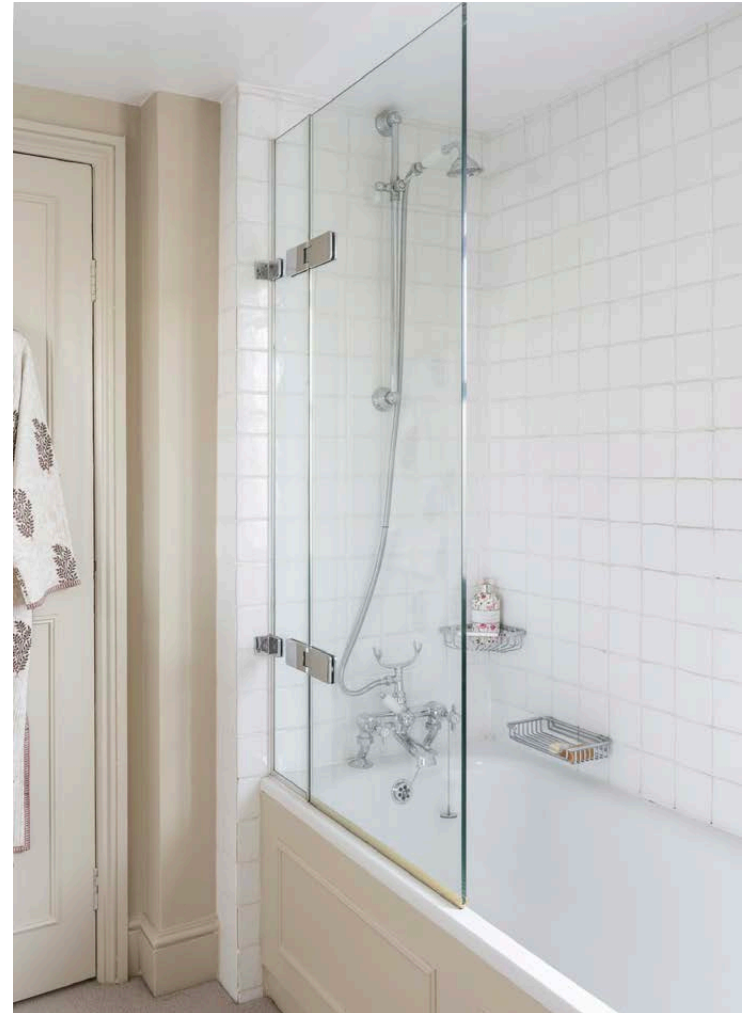
From the top floor, ascend a sky-lit stairwell to discover a decked roof-terrace with panoramic views across the city.

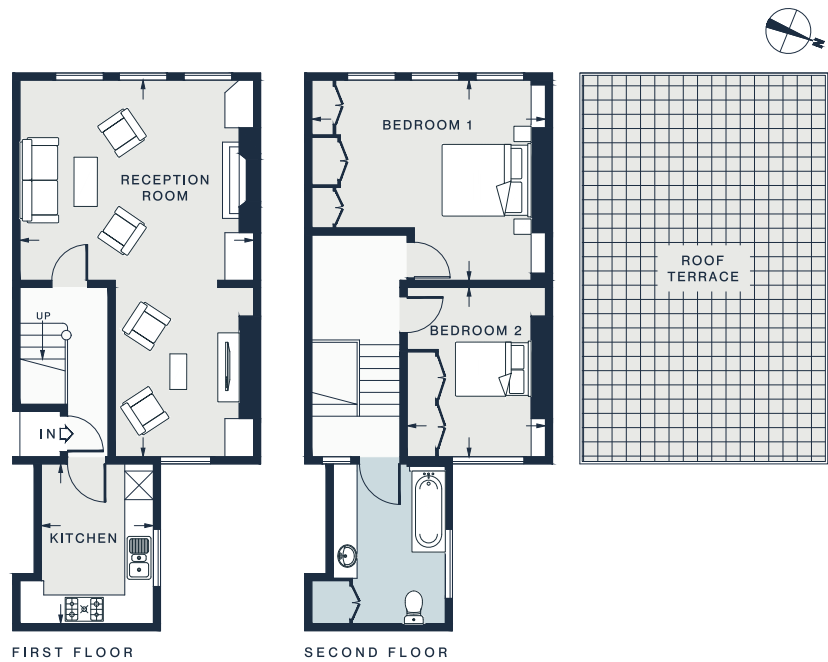


On the upper level, two considerably appointed bedrooms offer peaceful sanctuaries. The principal bedroom features light walls and plush carpeting, alongside bespoke built-in wardrobes. An equally considered second bedroom is designed with soothing hues for a restful feel. A spacious family bathroom features a bathtub with an overhead shower alongside considerable storage space.









RECEPTION ROOM
25'11 x 16'1 (7,9m x 4,9m)

BEDROOM 1
16'1 x 13'8 (4,9m x 4,1m)

KITCHEN
1'0 x 7'9 (3,3m x 2,3m)

BEDROOM 2
1'9 x 9'9 (3,5m x 2,9m)

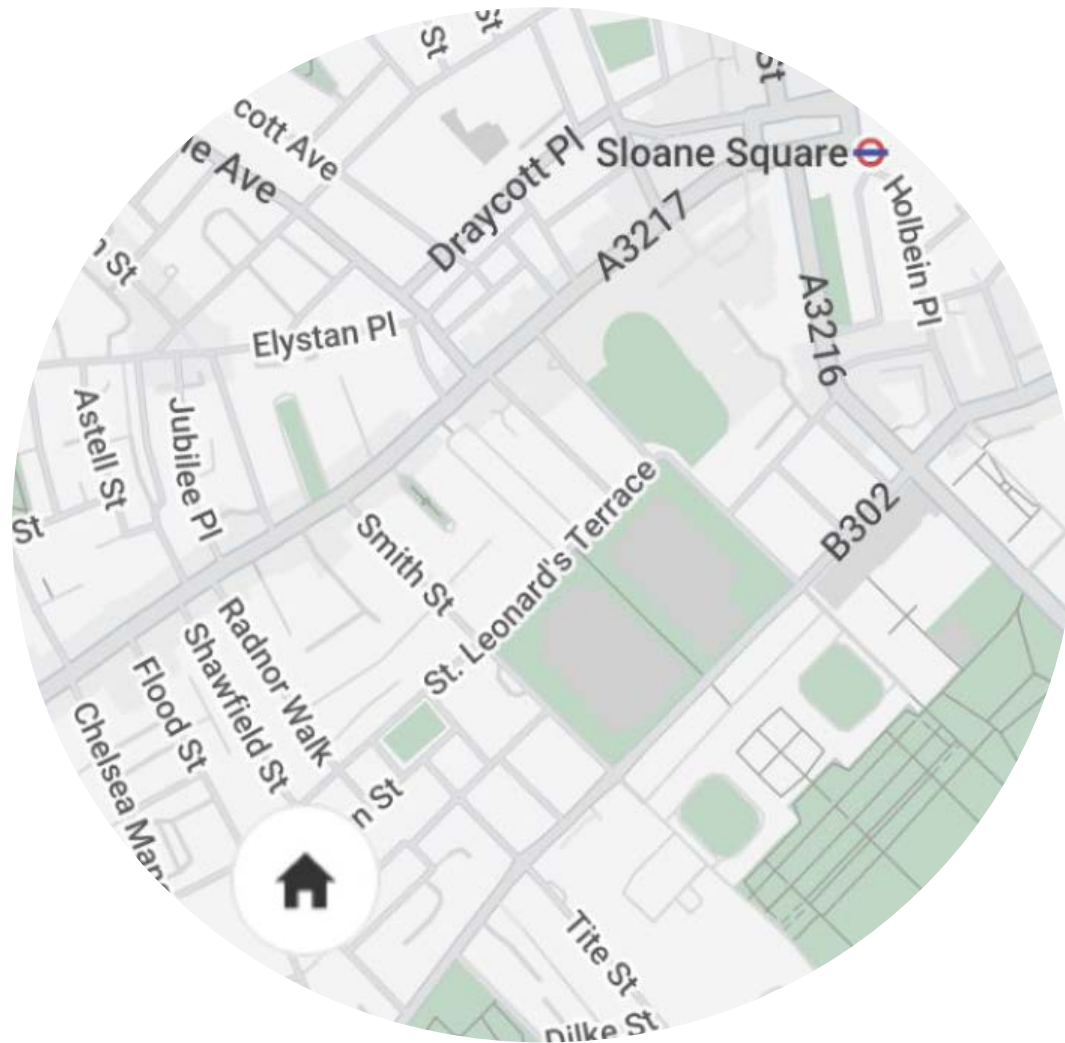
Approx. Gross Internal Area = 1,013 sq ft / 94,1 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.

Property Details

Open-plan dining and reception room
Contemporary kitchen
Principal bedroom
Guest bedroom
Family bathroom
Roof terrace
Royal Borough of Kensington & Chelsea

Approx 1,013 sq ft / 94.1 sq m
EPC = D
Council Tax Band = G
Deposit = £10,000



Location

The best of both worlds awaits at Flood Street – considerately set between the bustle of the King's Road and the River Thames. Work up a sweat with a vinyasa flow yoga session at Triyoga, before caffeinating over brunch at Bluebird. Head to the river for a scenic stroll, or enjoy art-filled afternoons at the Saatchi, Gagliardi or Box Gallery. The neighbourhood is replete with fine dining options – opt for Benihana, Elystan Street or The Five Fields.

Sloane Square - 15 mins (Circle, District)

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